

FOCUS: Growth

Strategies for the Year:

Ensure the Balanced Growth of the Community

Build Effective Relationships with Regional Partners

Implement the General Plan's Cost of Development Strategy

Improve Service Delivery Strategy to Address the Demands of a Growing Community

Project

Urban Design: Building and Development Guidelines

Description

This project will establish design standards that will improve the built environment in Tucson. The project has two components: 1) the Community Design Academy, which builds upon the recommendations of the Sonoran Institute's "Building from the Best" of Tucson program, and 2) Land Use Code revisions aimed at preserving the character of existing neighborhoods and enhancing the quality of new development and redevelopment. Informational materials will be produced that illustrate best practices for design in Tucson. Revising codes, standards, and procedures, and utilizing new tools such as overlay zones, will compliment this educational effort.

Accomplishments

- An analysis of other community's design academies was completed.
- A syllabus for Community Design Academy classes and speakers has been finalized.
- The Community Design Academy kickoff will be held in November 2003 with classes and events beginning in January 2004.
- Rio Nuevo design guidelines were adopted and made a part of the Land Use Code in October 2002.
- Work is underway on code revisions which will provide greater flexibility for developers in exchange for better design.
- A conservation district/overlay zone approach is being developed as a tool to help create stability and preserve character in neighborhoods.
- A contract has been finalized to revise and update the City's Design Guidelines Manual so that they can be adopted as policy and linked to Land Use Code Changes.



Ensure the Balanced Growth of the Community...Improve Service Delivery Strategy to address the Demands of a Growing Community.

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Project

Gateways to Downtown: Stone Avenue, Sixth Avenue and I-10 Frontage

Description

These 3 projects will make transportation improvements, upgrade properties, and encourage infill, reinvestment and redevelopment along key gateways to Downtown: the 6th Avenue and Stone Avenue Corridors, and along the I-10 frontage. These projects build upon recent transportation improvements along 6th Avenue and the Stone Avenue Corridor Study recommendations, as well as the Rio Nuevo Master Plan. The I-10 frontage study will suggest potential land use and circulation improvements that can be made in conjunction with Rio Nuevo and the Downtown Greenway proposal.

Accomplishments

- The construction of the bicycle/pedestrian crossing at Stone & University Blvd completed May 2003.
- Design Concept Report (15% plans) completed for Speedway/Stone, Oracle/Main/Drachman & Speedway/Main intersections.
- Contract awarded to complete design of the Speedway/Stone interim improvements, which includes streetscape improvements to Drachman (second phase).
- The purchase of the bank building at Speedway/Stone for the intersection improvements and potential redevelopment project was finalized in July 2003.
- Staff is reviewing options for an "overlay zone" or equivalent to address land use, zoning, economic incentives and design guidelines for the Stone Corridor (adopted by Mayor and Council).
- Work is near completion on the design of first phase streetscape, bike and pedestrian improvements on Stone between 6th St. and 1st St.
- Design is underway for 3 islands along Stone between Limberlost and Roger Rds. for traffic calming and pedestrian safety.



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Project

**Tucson Transit Corridors Major Investment Study:
Broadway Boulevard, South 6th Avenue, and Oracle Road**

Description

This project involves a major transit investment study that will analyze mobility needs and identify and compare the costs, benefits, and impacts of a range of transportation alternatives along 3 major Tucson transportation corridors that link to downtown. The study will result in the information necessary to implement the most appropriate transportation solutions for the Broadway/Oracle/South 6th corridors. This project will update findings of the 1990 Broadway Corridor Plan for the 12 mile segment between Houghton Road and Interstate 10. This analysis is the first step toward securing Federal Transit Administration funding for high capacity transit improvements in these areas. An important focus of the study will be looking at land uses along the corridors and the potential for redevelopment, economic development, and transit-oriented development opportunities along the corridors that will help make transit improvement successful.

Accomplishments

- A review of similar Major Investment Studies conducted by other communities has been completed.
- The scope of work has been completed and will be submitted to FTA.
- A consultant will be hired by January to carry out the study.



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Project

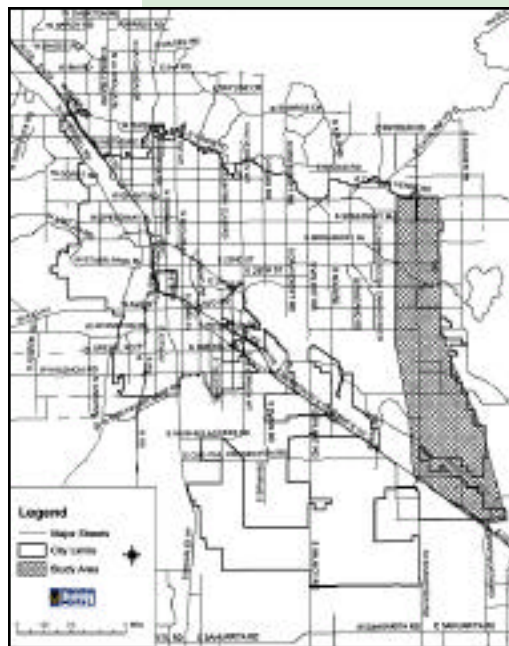
Houghton Area Master Plan (HAMP)

Description

This project involves master planning approximately 9,000 acres on the City's eastern edge along Houghton Road between Tanque Verde and Interstate 10. Much of this area is now vacant or is underdeveloped and will experience tremendous growth in the future. It is critical that the City plan ahead to guide development in this area. This will be a comprehensive planning effort that integrates and updates land use, transportation, infrastructure and service plans into a fiscally sound master plan. The project will culminate in a legally adopted land use plan.

Accomplishments

- The Urban Form Analysis process is underway including planning for washes/drainage, circulation, open space, utility corridors, and the calculation of developable land.
- The City has been working closely with the State Land Department, the largest property owner in the area, to coordinate planning in the area and to monitor potential state land releases.
- A complete land inventory for the area north of Irvington Road, which includes primarily developed and underdeveloped land, is now complete.
- The HAMP Citizens Review Committee has been meeting monthly since March to learn more about the project and provide input into the planning efforts.



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Project

Comprehensive Annexation Policies and Strategies

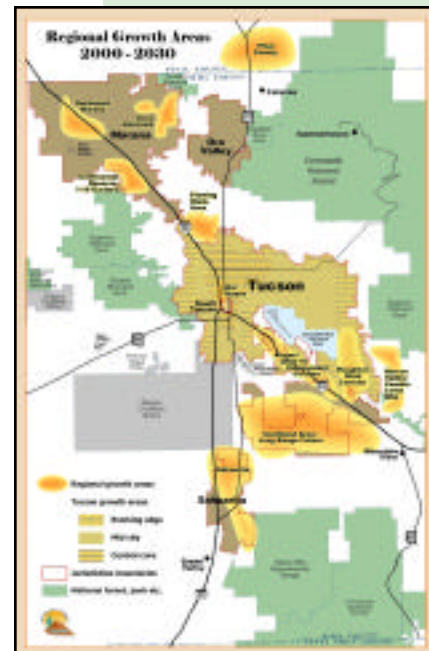
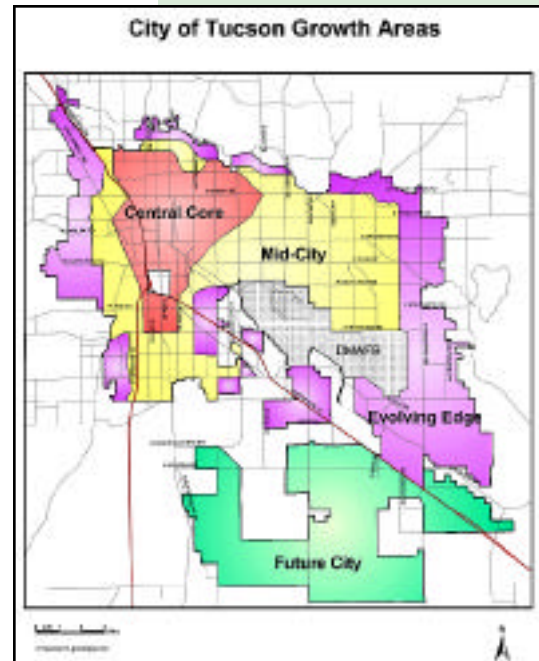
Description

This project involves the development of a strategic annexation plan for the City of Tucson. The plan will include an analysis of the current situation with regards to growth of municipal and unincorporated areas, principles for the annexation plan, the ultimate City of Tucson boundary map, priority areas for annexation, strategies for successful annexation, and an approach that leads to legislative changes. The plan will be developed with input from staff at all levels of the organization as well as citizen input and will eventually be provided to the Mayor and Council for their approval. The plan will help guide staff in pursuing annexation as a remedy for the unincorporated urban population issue, and will assist in using annexation as a tool for planning for the future growth of the greater metropolitan area. It will also allow staff to be less reactive in the City's approach to annexation and adopt a more deliberate, proactive approach.

Accomplishments

A new annexation team has been formed to carry out the next steps in developing a plan. The team will review the work of the previous annexation group and continue to identify strategic goals and objectives for annexation activities.

Recent annexations include: State Land II (1,688 acres), Starr Pass Marriott resort site (58 acres), Marvin District near River and Campbell (6 acres), and the Valencia Craycroft annexation south of Davis Monthan Air Force Base (21 acres).



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Habitat Conservation Planning

Description

The City of Tucson was awarded a grant from the U.S. Fish and Wildlife Service to develop a Habitat Conservation Plan (HCP). The planning area consists of approximately 40 square miles within the southeastern part of the City of Tucson, the Santa Cruz River corridor, and specific Tucson Water Department holdings in the Avra Valley. The HCP will contribute to the conservation and recovery of the endangered cactus ferruginous pygmy owl and Pima pineapple cactus. The planning process is an opportunity to comply with the provisions of the Endangered Species Act and identify areas that are appropriate for preservation and for development.



Accomplishments

- In July 2003, the City was awarded an Endangered Species Act Section 6 Grant of \$327,990.
- Staff attended US Fish and Wildlife Service Habitat Conservation Planning training.
- A Request for Proposals will be issued in September for a habitat planning consulting firm.



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Cost of Service Study/Impact Fees

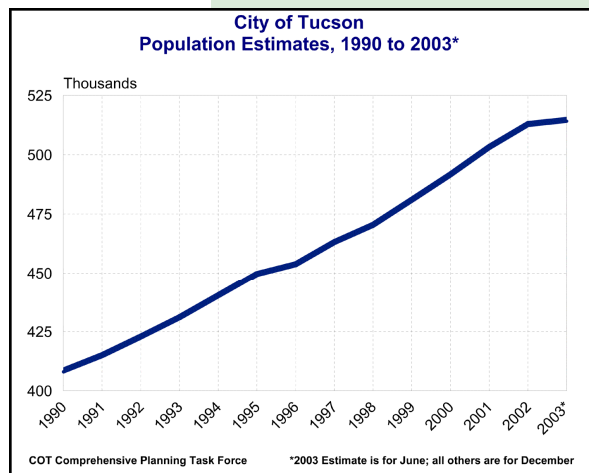
Description

This project will analyze the cost of providing municipal services, and develop a Development Impact Fee (DIF) program. Development Impact Fees are a financial tool used by many jurisdictions to finance public facilities and infrastructure needed to support growth. Development Impact Fees are used to pay for a variety of public services including transportation, police, fire, parks, libraries, solid waste, and general government. Duncan Associates has been hired as the consultant team to carry out the study and design an impact fee program for the City of Tucson.

Accomplishments

- Duncan Associates has completed Phase One of the project: The Feasibility Study.
- A legal and policy framework for Tucson's impact fee system has been established that will comply with Arizona State impact fee legislation.
- Cost data has been collected and analyzed for 7 city service areas: roads, parks, general government, fire, police, libraries, and solid waste, allowing all of these service areas to be considered for an impact fee.
- During September - October, the Mayor and Council will receive the Phase One report and consider policy decisions related to establishing a Development Impact Fee.
- After direction is received from the Mayor and Council, Phase Two: Implementation will begin.

A Water System Equity fee was approved by Mayor and Council in the spring. The fee, which will be collected at the time of a new connection to the system, is designed to recover the capital investment made to provide the capacity to serve new users. Implementation of the fee will reduce the amount of revenue required from monthly water use rates, resulting in lower future water rate increases than would otherwise have been required.



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Development Services Department Improvement / E-services

Description

The Development Services Department (DSD) continues to extend department services to the Internet. DSD added "Velocity Hall" to its suite of online services in April of 2003. Velocity Hall provides two new capabilities to customers: 1) Online Permitting and 2) Online Inspections.

Online Permitting enables licensed contractors to obtain routine permits over the Internet and pay the permit fee by credit card.

Online Inspections provides the ability to schedule or cancel permit inspections over the Internet. Both services are available 24/7 and 365 days a year.

Accomplishments

DSD staff conducted site visits to help introduce and train contractors and their office staff on the use of the system. These site visits helped DSD to understand the broad variety of Internet skills in the contractor community. This led to the creation of step by step instructions to guide even the novice user to successful use of the new online services. The instructions are available on the Internet for viewing, downloading, and printing.

In the first few months more than 50 permits were issued and over 100 inspections were scheduled. Use of Velocity Hall continues to increase through Department marketing.



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